



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU15-00026 Rangel Subdivision  
**Application Type:** Major Combination  
**CPC Hearing Date:** May 7, 2015  
**Staff Planner:** Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)  
**Location:** North of Carnes and East of Alameda  
**Acreage:** 1.13 acres  
**Rep District:** 6  
**Existing Use:** Single-family home  
**Existing Zoning:** S-D/c (Special Development/condition)  
**Proposed Zoning:** S-D/c (Special Development/condition)  
**Nearest Park:** Pavo Real Park (.13 miles)  
**Nearest School:** Camino Real Middle (.09 miles)  
**Park Fees Required:** \$21,760.00  
**Impact Fee Area:** N/A  
**Property Owner:** Yu Properties LLC  
**Applicant:** Rey Engineering  
**Representative:** Rey Engineering

### **SURROUNDING ZONING AND LAND USE**

**North:** M-1/sc (Light Manufacturing/special contract) / Lateral, School  
**South:** R-F (Ranch-Farm) / Single-family home  
**East:** R-4 (Residential) / Single-family homes  
**West:** R-5/sc(Residential/special contract) / Canal, Single-family homes

**PLAN EL PASO DESIGNATION:** G3, Post-War

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 1.13 acres of land into one commercial lot. Access to the subdivision is proposed from Alameda Avenue. The applicant has submitted a request to waive ROW improvements on Alameda Avenue and Carnes Road. This subdivision was reviewed under the current subdivision code.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **denial** of Rangel Subdivision on a Major Combination basis subject to the following comments:

### **Planning Division Recommendation:**

Staff recommends **denial** of Rangel Subdivision on a Major Combination pending revisions that have not been submitted in order to meet the requirements of the Subdivision Code. Also, comments from TXDOT are pending regarding additional right-of-way that may need to be dedicated.

### **Planning & Inspections Department - Land Development**

No objections.

### **Parks and Recreation Department**

We have reviewed **Rangel Subdivision**, a minor plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "SDC" meeting the requirements for Non-residential uses as well as for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, therefore, park fees will be assessed based on the following:

1. **If** gross density waiver is granted by the Planning Department or designee and copy of final recorded covenants are provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **\$1,130.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 1.13 (rounded to two decimals) @ \$1,000.00 per acre =  
**\$1,130.00**

2. **If** subdivider fails to provide proof of gross density waiver or **if** gross density waiver **is not** granted by the Planning Department or designee, then Applicant shall be required to pay "Park fees" in the amount of **\$21,760.00** based on Residential subdivisions calculated as follows:

Subdivision acreage 1.13 @ maximum 29 units per acre = 32.78 dwellings

32 Multi-family dwellings @ a \$680.00 per unit = **\$21,760.00**

Please allocate generated funds under Park Zone: **MV-6**

Nearest Parks: **Pavo Real** & **Pueblo Viejo**

**If** density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

### **El Paso Water Utilities**

1. EPWU does not object to this request.

2. Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.

### **Water:**

3. There is an existing 6-inch diameter water main extending along Carnes Road that is available for service, the water main is located approximately 14.5 feet west from the center line of the right-of-way.

4. There is an existing 6-inch diameter water main extending along Carnes Road that is available for service, the alignment of the water main varies between the southeast and southwest property lines.
5. There is an existing 8-inch diameter water main extending along Alameda Avenue that is available for service, the water main is located approximately 25 feet east from the center line of the right-of-way.
6. EPWU records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 9399 Alameda Avenue.
7. Previous water pressure from fire hydrant #3239 located approximately 440-ft east of the eastern subject property line has yield a static pressure of 102 (psi), a residual pressure of 92 (psi), and a discharge of 1,300 gallons per minute.

**Sanitary Sewer:**

8. There is an existing 8-inch diameter sanitary sewer main extending along Carnes Road that is available for service, the sewer main is located approximately 20 feet east from the center line of the right-of-way.
9. There is an existing 8-inch diameter sanitary sewer main extending along Carnes Road that is available for service, the sewer main is located approximately 28-feet south of the southern property line. Said main continues west and ends at approximately 129-feet west from the southeast subject property line.

**General:**

10. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**El Paso County 911 District**

No comments received.

**Sun Metro**

Sun metro is not opposed to this request.

**El Paso Department of Transportation**

No comments received.

**Texas Department of Transportation**

Comments pending.

**El Paso Fire Department**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

## ATTACHMENT 1

# RANGEL SUBDIVISION



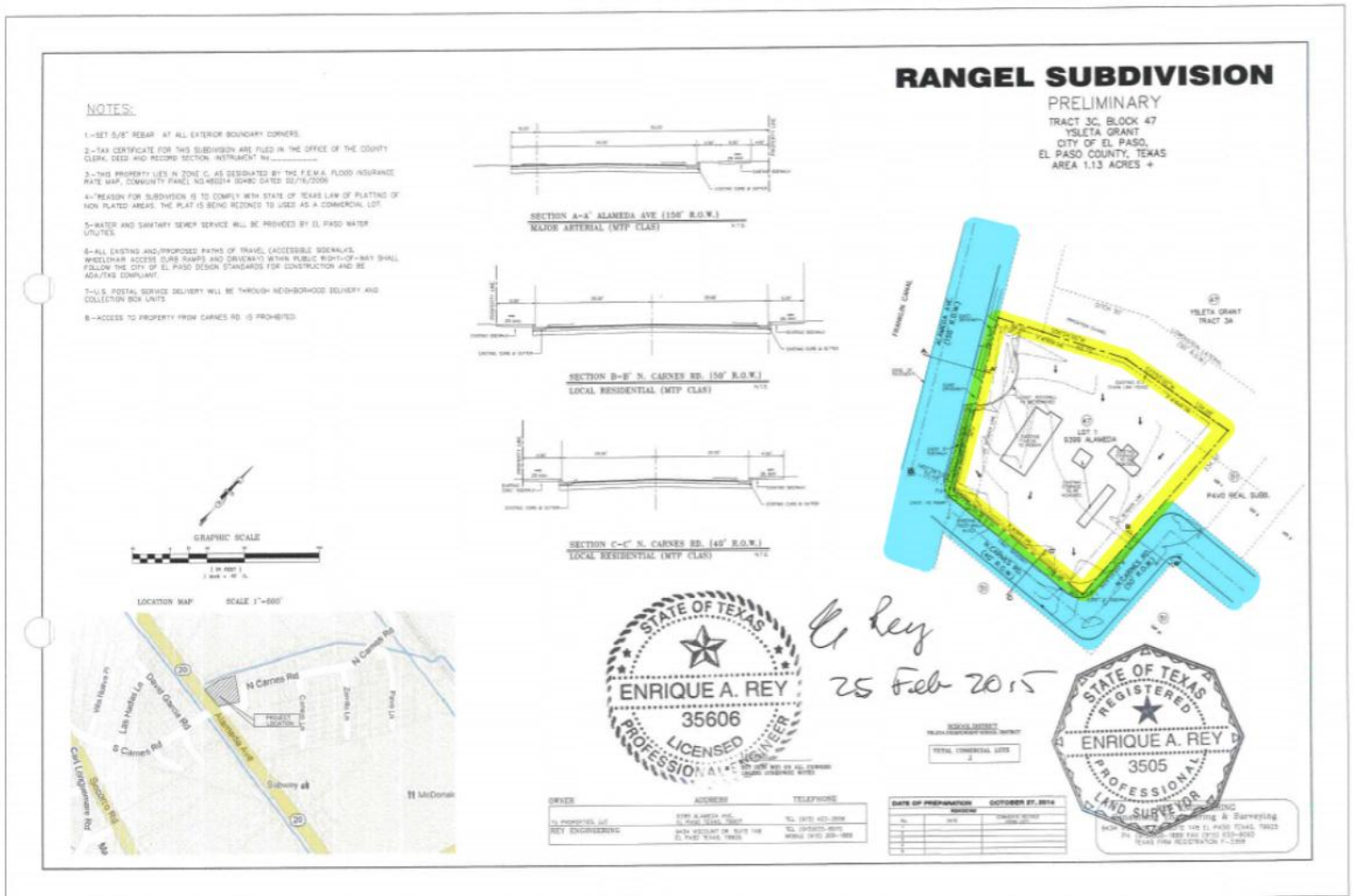


ATTACHMENT 2

RANGEL SUBDIVISION



## ATTACHMENT 3



## ATTACHMENT 4

[illegible]



**ATTACHMENT 5**

*REY ENGINEERING Inc.*

9434 Viscount Suite 148

El Paso, Texas 79925

(915) 633-8070 Office

(915) 633-8060 Fax

(915) 309-1889 Mobile

e-mail: [reye1942@msn.com](mailto:reye1942@msn.com)

Monday, March 30, 2015

To City of El Paso Planning Commission


Subject: Right-of-Way Improvements at Rangel Subdivision (Tract 3C, Block 47, Ysleta Grant, City of El Paso, County, Texas)

As per Municipal Code Section 19.10.50A, a request is hereby submitted to waive subject and allow the streets to remain in current configuration. Traffic generation by the proposed new facility (Day Care) does not warrant requested improvements. A Traffic Impact Study has already been waived for the same reason.

If any questions, please do not hesitate to call.

Anticipating your attention we hereby thank you.

Respectfully:



Enrique Rey P.E.

## ATTACHMENT 6



SUSU15-00026

### CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE:

4-1-15  
3-25-15

FILE NO.

SUSU15-00026

SUBDIVISION NAME:

RANDEL SUBDIVISION



1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
TRACT 3C, BLOCK 47, YELETA GRANT  
CITY OF EL PASO, EL PASO COUNTY, TEXAS
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>1.13</u>	<u>1</u>	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>1.13</u>	_____
3. What is existing zoning of the above described property? S-D/C Proposed zoning? \_\_\_\_\_
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No \_\_\_\_\_
5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)  
OFF SITE
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No ☒  
If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes \_\_\_\_\_ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No ☒  
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record YU PROP. LLC 9399 ALAMEDA DR. 915-422-2694  
(Name & Address) (Zip) (Phone)
13. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone)
14. Engineer BEY ENG 9434 DISCOUNT STREET 915-633-8070  
(Name & Address) (Zip) (Phone)

*\*Effective September 1, 2014, a 3%  
Technology fee has been added to all  
Planning application fees.*

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085